# \$899,000 - 31275 Range Road 13, Rural Mountain View County

MLS® #A2239204

## \$899,000

3 Bedroom, 3.00 Bathroom, 1,265 sqft Residential on 4.00 Acres

NONE, Rural Mountain View County, Alberta

This property boasts a prime, high-visibility location with easy access to major routes, just 3 km west of the QE2 at DIDSBURY. Set on an expansive 4-ACRE PROPERTY, you'll find 5 STORAGE SHEDS and a FENCED PASTURE equipped with an animal shelter, and heated water for livestock. This renovated home offers 2,300 +/- sq ft of interior space and features an OPEN CONCEPT LAYOUT with a bright & unique kitchen with an eat up bar, good sized living & dining rooms + big windows throughout offering tons of natural light and views all the way around the property. 2 bedrooms + 2 bathrooms up and another bedroom + den and bathroom down. This home also offers a Summer kitchen for added convenience. Enjoy the MAIN FLOOR LAUNDRY, a cozy wood-burning stove, as well as 2 DECKS for outdoor relaxation & shade under the pergola. Hot tub included for your added enjoyment! The basement has a games/hobby area and IN FLOOR HEAT with newer windows & updates throughout. The insulated 60x35 SHOP is equipped with 220V single-phase power. IN-FLOOR & RADIANT HEATING ensuring year-round comfort with an attached 40 ft wired sea can featuring a developed reception & storage areas. This unique property has had an Auto Body business operated on the property in the shop (business package is available for purchase to the acreage buyer directly from the Seller).







Don't miss your chance to schedule a viewing today and embark on your journey toward a fulfilling new acreage lifestyle!

#### Built in 1970

## **Essential Information**

MLS®# A2239204 Price \$899,000

Bedrooms 3 3.00 Bathrooms Full Baths 3

Square Footage 1,265 Acres 4.00 Year Built 1970

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 31275 Range Road 13

Subdivision NONE

City Rural Mountain View County

Mountain View County County

Province Alberta Postal Code **TOMOWO** 

#### **Amenities**

**Parking** Quad or More Detached

## Interior

Interior Features Built-in Features, Storage, Vinyl Windows

Appliances See Remarks

In Floor, Forced Air Heating

Cooling None Yes Fireplace # of Fireplaces 2

**Fireplaces** Electric, Wood Burning Stove Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Storage

Lot Description Low Maintenance Landscape, Pasture

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed July 17th, 2025

Days on Market 103

Zoning Ag

## **Listing Details**

Listing Office Quest Realty

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